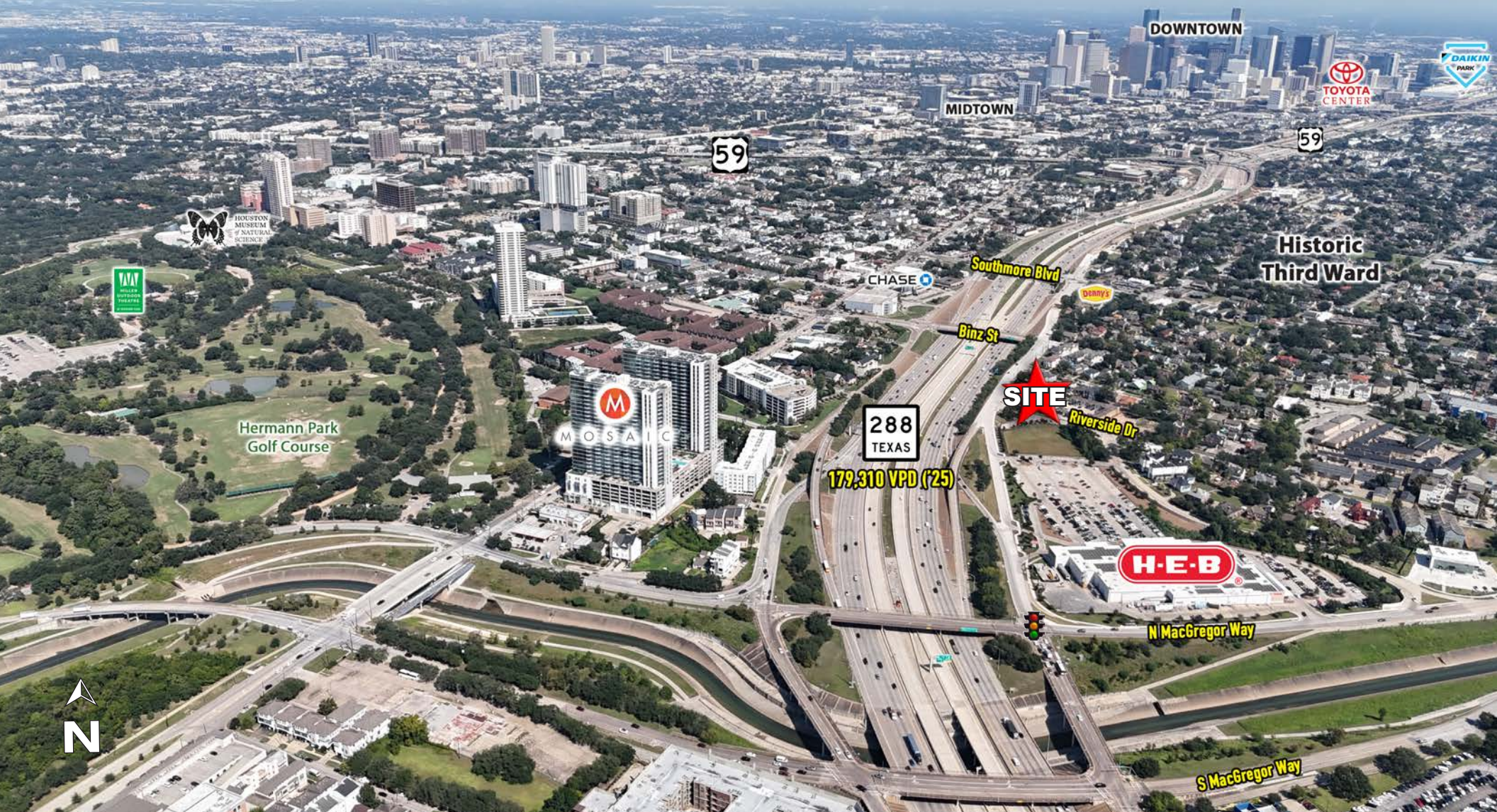


# FOR SALE | URBAN INFILL

## NEC SH-288 & RIVERSIDE DR. | ± 33,244 SF LAND

2415 & 2417 RIVERSIDE DR. HOUSTON, TX 77004



**S&P** INTERESTS

**JOSHUA SEBESTA**  
713.298.1341  
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**JOSEPH SEBESTA**  
832.455.7355  
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**WWW.SPINTERESTS.COM** | Main: 713.766.4500  
5373 W. Alabama St., Ste. 325 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



# PROPERTY OVERVIEW



## ADDRESS

2415 & 2417 Riverside Dr, Houston, TX 77004



## LAND

33,244 SF



## FRONTAGE

205' on SH 288



## ROOFTOPS

10,223 within 1 mile



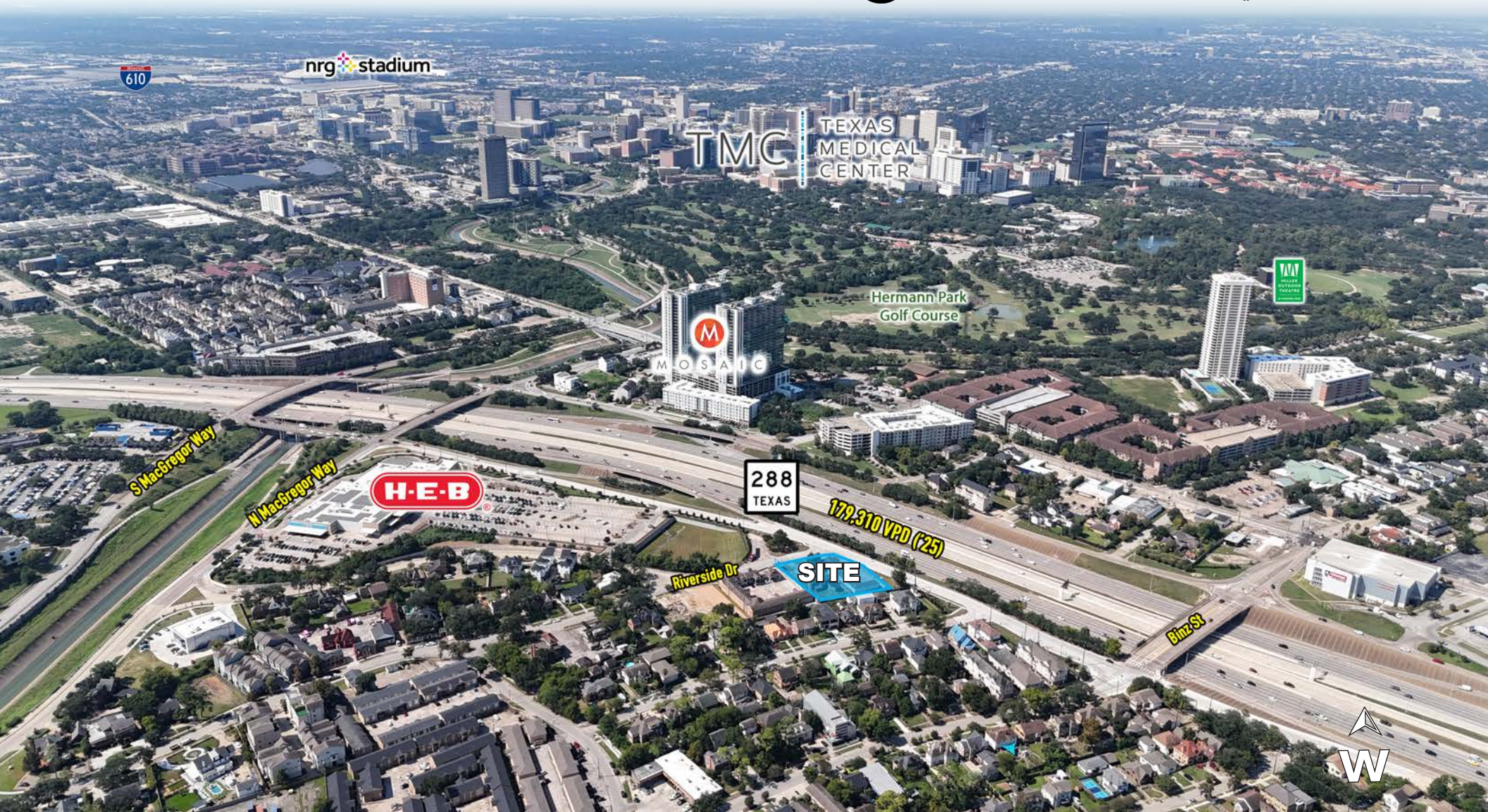
## INCOME

\$107,730 within 1 mile



## POPULATION

20,539 within 1 mile



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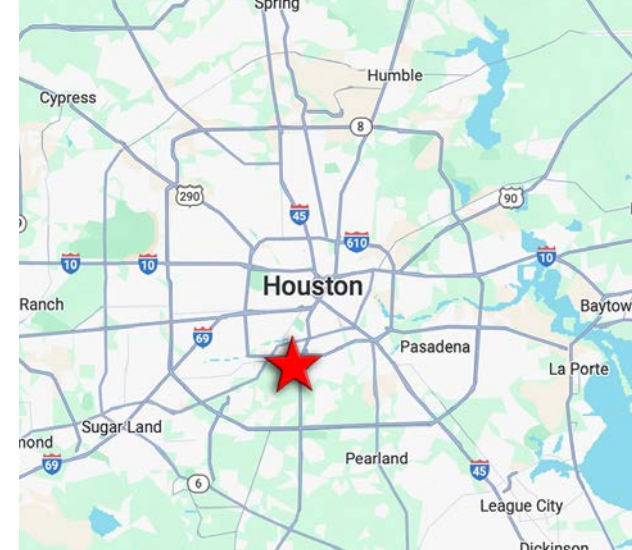
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### PROPERTY FEATURES:

- NEC SH-288 & Riverside Drive
- Address: 2415 & 2417 Riverside Dr. Houston, TX 77004
- Land Size: 33,244 SF
- SH-288 Frontage:  $\pm$  205'
- Rare Urban Infill Assemblage
- Call Broker for Pricing

### DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	20,539	202,866	505,550
Households	10,223	96,863	218,724
Average HH Income	\$107,730	\$106,042	\$109,355

### TRAFFIC COUNTS:

SH 288: 179,310 VPD (2025)

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	21,543		210,830		505,550	
2024 Estimate	20,539		202,866		487,060	
2020 Census	17,578		182,902		442,604	
Growth 2024 - 2029	4.89%		3.93%		3.80%	
Growth 2020 - 2024	16.84%		10.92%		10.04%	
2024 Population by Age	20,539		202,866		487,060	
Age 0 - 4	1,390	6.77%	14,104	6.95%	32,379	6.65%
Age 5 - 9	872	4.25%	9,473	4.67%	25,915	5.32%
Age 10 - 14	594	2.89%	6,953	3.43%	21,964	4.51%
Age 15 - 19	564	2.75%	8,669	4.27%	22,930	4.71%
Age 20 - 24	1,165	5.67%	17,355	8.55%	34,355	7.05%
Age 25 - 29	2,105	10.25%	23,753	11.71%	48,488	9.96%
Age 30 - 34	2,521	12.27%	24,143	11.90%	52,472	10.77%
Age 35 - 39	2,093	10.19%	19,207	9.47%	44,537	9.14%
Age 40 - 44	1,582	7.70%	14,405	7.10%	36,073	7.41%
Age 45 - 49	1,181	5.75%	10,977	5.41%	29,019	5.96%
Age 50 - 54	1,061	5.17%	9,823	4.84%	26,414	5.42%
Age 55 - 59	1,079	5.25%	9,484	4.68%	24,963	5.13%
Age 60 - 64	1,113	5.42%	9,368	4.62%	23,955	4.92%
Age 65 - 69	1,025	4.99%	8,345	4.11%	21,261	4.37%
Age 70 - 74	816	3.97%	6,534	3.22%	16,583	3.40%
Age 75 - 79	572	2.78%	4,640	2.29%	11,757	2.41%
Age 80 - 84	370	1.80%	2,906	1.43%	7,412	1.52%
Age 85+	435	2.12%	2,725	1.34%	6,583	1.35%
Age 65+	3,218	15.67%	25,150	12.40%	63,596	13.06%
Median Age	37.50		34.40		35.60	
Average Age	39.70		36.80		37.30	
2024 Population By Race	20,539		202,866		487,060	
White	7,060	34.37%	82,164	40.50%	193,254	39.68%
Black	7,739	37.68%	53,416	26.33%	115,338	23.68%
Am. Indian & Alaskan	130	0.63%	1,232	0.61%	4,067	0.84%
Asian	2,119	10.32%	27,539	13.57%	48,695	10.00%
Hawaiian & Pacific Island	20	0.10%	227	0.11%	380	0.08%
Other	3,471	16.90%	38,287	18.87%	125,327	25.73%
Population by Hispanic Origin	20,539		202,866		487,060	
Non-Hispanic Origin	17,268	84.07%	164,926	81.30%	349,936	71.85%
Hispanic Origin	3,271	15.93%	37,940	18.70%	137,124	28.15%
2024 Median Age, Male	37.60		35.00		35.90	
2024 Average Age, Male	39.20		36.80		37.10	
2024 Median Age, Female	37.40		33.80		35.20	
2024 Average Age, Female	40.20		36.70		37.60	

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation Classification	17,567		170,581		402,189	
Civilian Employed	11,276	64.19%	108,857	63.82%	256,390	63.75%
Civilian Unemployed	699	3.98%	5,077	2.98%	11,529	2.87%
Civilian Non-Labor Force	5,592	31.83%	56,550	33.15%	134,037	33.33%
Armed Forces	0	0.00%	97	0.06%	233	0.06%
Households by Marital Status						
Married	2,777		24,686		64,933	
Married No Children	1,974		16,786		41,862	
Married w/Children	803		7,900		23,071	
2024 Population by Education	16,802		155,202		367,917	
Some High School, No Diploma	605	3.60%	8,080	5.21%	39,705	10.79%
High School Grad (Incl Equivalency)	1,815	10.80%	18,112	11.67%	52,096	14.16%
Some College, No Degree	3,002	17.87%	25,865	16.67%	62,486	16.98%
Associate Degree	849	5.05%	8,891	5.73%	18,401	5.00%
Bachelor Degree	4,890	29.10%	45,092	29.05%	98,579	26.79%
Advanced Degree	5,641	33.57%	49,162	31.68%	96,650	26.27%
2024 Population by Occupation	21,383		210,714		488,782	
Real Estate & Finance	811	3.79%	7,926	3.76%	22,739	4.65%
Professional & Management	9,525	44.54%	89,557	42.50%	197,732	40.45%
Public Administration	345	1.61%	3,010	1.43%	6,836	1.40%
Education & Health	3,869	18.09%	35,507	16.85%	68,784	14.07%
Services	933	4.36%	12,413	5.89%	30,749	6.29%
Information	221	1.03%	1,569	0.74%	3,043	0.62%
Sales	1,826	8.54%	17,273	8.20%	41,990	8.59%
Transportation	154	0.72%	5,961	2.83%	10,028	2.05%
Retail	603	2.82%	6,497	3.08%	16,323	3.34%
Wholesale	364	1.70%	2,637	1.25%	7,026	1.44%
Manufacturing	602	2.82%	6,923	3.29%	18,352	3.75%
Production	683	3.19%	5,580	2.65%	17,798	3.64%
Construction	180	0.84%	2,860	1.36%	14,265	2.92%
Utilities	577	2.70%	4,568	2.17%	11,732	2.40%
Agriculture & Mining	276	1.29%	4,286	2.03%	11,509	2.35%
Farming, Fishing, Forestry	0	0.00%	27	0.01%	203	0.04%
Other Services	414	1.94%	4,120	1.96%	9,673	1.98%
2024 Worker Travel Time to Job	9,891		95,307		225,069	
<30 Minutes	7,016	70.93%	67,804	71.14%	151,767	67.43%
30-60 Minutes	2,549	25.77%	23,719	24.89%	62,650	27.84%
60+ Minutes	326	3.30%	3,784	3.97%	10,652	4.73%
2020 Households by HH Size	8,815		87,297		197,406	
1-Person Households	3,871	43.91%	41,375	47.40%	83,149	42.12%
2-Person Households	3,095	35.11%	27,602	31.62%	61,110	30.96%
3-Person Households	1,006	11.41%	8,835	10.12%	23,021	11.66%
4-Person Households	496	5.63%	5,728	6.56%	16,876	8.55%
5-Person Households	197	2.23%	2,232	2.56%	7,607	3.85%

Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	8,815		87,297		197,406	
1-Person Households	3,871	43.91%	41,375	47.40%	83,149	42.12%
2-Person Households	3,095	35.11%	27,602	31.62%	61,110	30.96%
3-Person Households	1,006	11.41%	8,835	10.12%	23,021	11.66%
4-Person Households	496	5.63%	5,728	6.56%	16,876	8.55%
5-Person Households	197	2.23%	2,232	2.56%	7,607	3.85%
6-Person Households	91	1.03%	940	1.08%	3,430	1.74%
7 or more Person Households	59	0.67%	585	0.67%	2,213	1.12%

2024 Average Household Size	1.90		1.90		2.10	
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Households						
2029 Projection	10,717		100,830		227,632	
2024 Estimate	10,223		96,863		218,724	
2020 Census	8,815		87,297		197,406	
Growth 2024 - 2029	4.83%		4.10%		4.07%	
Growth 2020 - 2024	15.97%		10.96%		10.80%	

2024 Households by HH Income	10,223		96,865		218,724	
<\$25,000	2,014	19.70%	20,184	20.84%	44,628	20.40%
\$25,000 - \$50,000	1,397	13.67%	14,724	15.20%	35,361	16.17%
\$50,000 - \$75,000	1,833	17.93%	15,985	16.50%	31,928	14.60%
\$75,000 - \$100,000	1,164	11.39%	9,714	10.03%	22,763	10.41%
\$100,000 - \$125,000	731	7.15%	7,724	7.97%	18,822	8.61%
\$125,000 - \$150,000	660	6.46%	6,080	6.28%	12,458	5.70%
\$150,000 - \$200,000	828	8.10%	7,509	7.75%	15,512	7.09%
\$200,000+	1,596	15.61%	14,945	15.43%	37,252	17.03%

2024 Avg Household Income	\$107,730		\$106,042		\$109,355	
2024 Med Household Income	\$73,289		\$70,746		\$72,820	

2024 Occupied Housing	10,223		96,863		218,724	
Owner Occupied	3,588	35.10%	31,243	32.25%	82,108	37.54%
Renter Occupied	6,635	64.90%	65,620	67.75%	136,616	62.46%

2020 Housing Units	12,167		111,869		251,040	
1 Unit	4,401	36.17%	42,522	38.01%	113,123	45.06%
2 - 4 Units	1,560	12.82%	9,811	8.77%	17,787	7.09%
5 - 19 Units	879	7.22%	14,442	12.91%	29,469	11.74%
20+ Units	5,327	43.78%	45,094	40.31%	90,661	36.11%

2024 Housing Value	3,588		31,244		82,107	
<\$100,000	15	0.42%	1,742	5.58%	8,629	10.51%
\$100,000 - \$200,000	194	5.41%	3,824	12.24%	10,031	12.22%
\$200,000 - \$300,000	720	20.07%	4,154	13.30%	9,954	12.12%
\$300,000 - \$400,000	917	25.56%	5,255	16.82%	12,114	14.75%
\$400,000 - \$500,000	937	26.11%	3,669	11.74%	9,274	11.30%
\$500,000 - \$1,000,000	749	20.88%	8,514	27.25%	19,604	23.88%
\$1,000,000+	56	1.56%	4,086	13.08%	12,501	15.23%
2024 Median Home Value	\$394,328		\$417,634		\$403,510	

Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Units by Yr Built	12,288		112,130		252,085	
Built 2010+	3,623	29.48%	31,940	28.48%	73,948	29.33%
Built 2000 - 2010	3,094	25.18%	18,071	16.12%	37,399	14.84%
Built 1990 - 1999	829	6.75%	11,701	10.44%	25,266	10.02%
Built 1980 - 1989	459	3.74%	9,339	8.33%	18,823	7.47%
Built 1970 - 1979	559	4.55%	7,443	6.64%	17,757	7.04%
Built 1960 - 1969	634	5.16%	7,780	6.94%	17,020	6.75%
Built 1950 - 1959	687	5.59%	7,787	6.94%	22,276	8.84%
Built <1949	2,403	19.56%	18,069	16.11%	39,596	15.71%

2024 Median Year Built	2001		1994		1993	
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## Demographic Trend Data

Description	2020		2024		2029	
Population	17,578		20,539		21,543	
Age 15+	15,856	90.20%	17,682	86.09%	17,762	82.45%
Age 20+	15,357	87.36%	17,118	83.34%	17,054	79.16%
Age 65+	2,628	14.95%	3,218	15.67%	3,650	16.94%
Median Age	36		38		40	
Average Age	39.90		39.70		40.20	

Population By Race	17,578		20,539		21,543	
White	6,569	37.37%	7,060	34.37%	7,367	34.20%
Black	6,376	36.27%	7,739	37.68%	8,160	37.88%
Am. Indian & Alaskan	99	0.56%	130	0.63%	141	0.65%
Asian	1,861	10.59%	2,119	10.32%	2,210	10.26%
Hawaiian & Pacific Islander	17	0.10%	20	0.10%	22	0.10%
Other	2,633	14.98%	3,471	16.90%	3,643	16.91%

Population by Race (Hispanic)	2,599		3,271		3,438	
White	552	21.24%	533	16.29%	560	16.29%
Black	86	3.31%	98	3.00%	102	2.97%
Am. Indian & Alaskan	63	2.42%	104	3.18%	111	3.23%
Asian	24	0.92%	38	1.16%	38	1.11%
Hawaiian & Pacific Islander	3	0.12%	6	0.18%	8	0.23%
Other	1,871	71.99%	2,491	76.15%	2,619	76.18%

Household by Household Income	8,813		10,223		10,720	
<\$25,000	1,747	19.82%	2,014	19.70%	2,140	19.96%
\$25,000 - \$50,000	1,250	14.18%	1,397	13.67%	1,501	14.00%
\$50,000 - \$75,000	1,558	17.68%	1,833	17.93%	1,913	17.85%
\$75,000 - \$100,000	1,075	12.20%	1,164	11.39%	1,166	10.88%
\$100,000 - \$125,000	583	6.62%	731	7.15%	764	7.13%
\$125,000 - \$150,000	618	7.01%	660	6.46%	674	6.29%
\$150,000 - \$200,000	629	7.14%	828	8.10%	926	8.64%
\$200,000+	1,353	15.35%	1,596	15.61%	1,636	15.26%

Average Household Income	\$105,798		\$107,730		\$107,091	
Median Household Income	\$72,382		\$73,289		\$72,690	



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>S&amp;P Interests, LLC</b>	<b>9003291</b>	<b>info@spinterests.com</b>	<b>713.766.4500</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joseph Sebesta</b>	<b>591067</b>	<b>jsebesta@spinterests.com</b>	<b>832.455.7355</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0